(1)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2013.

NOTARY PUBLIC

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mike D. and Sarah Lee Shepherd 4814 Tanglewood Dr Nashville TN 37216	Same	061-04-0-088.00

BILL GARRETT, Davidson County
Trans:T20130098005 DEEDWARR
Recvd: 11/18/13 15:30 2 pgs
Fees:13.00 Taxes:888.00
20131118-0118925

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARTHA J. SMITH A/K/A MARTHA JANE SMITH

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MIKE D. SHEPHERD AND SARAH LEE SHEPHERD, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 11 of Block "A" on the Map of Hayesboro Development Company's Hayesboro Subdivision, as of record in Book 1130, page 47, Register's Office for said County, described as follows:

Together with that property conveyed to A.D. Stevens by deed from Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4929, page 384, dated June 26, 1975, said Register's Office.

Being the same property conveyed to Aubrey D. Stevens and wife, Corinne Stevens, by deed from Allen T. Wood and wife, Mallie Mae Wood, of record in Book 2280, page 277, dated May 20, 1954, said Register's Office. Also

being the same property conveyed to A. D. Stevens et ux by deed from Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4929, page 384, dated June 26, 1975, said Register's Office. The said Corinne Stevens having since died, leaving the said Aubrey D. Stevens as the surviving tenant by the entirety. The said Aubrey D. Stevens having since died on or about August 25, 2008, leaving a Last Will and Testament which was filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 08P1456. The said Will devised the subject property to Martha Jane Smith as evidenced by that certain quitclaim deed of record in Instrument No. 20080917-0095073, dated September 12, 2008, said Register's Office.

This improved property is known as 4814 Tanglewood Drive, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13 day of November, 2013.

Martha J. Smith

Martha J. Smith a/k/a Martha Jane Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Martha J. Smith a/k/a Martha Jane Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of November, 2013.

Brandy Gomaz

Notary Public

My commission expires: 9/11/17

